

031.0

0003

0001.0

Map

Block

Lot

1 of 2

Apartment

CARD

ARLINGTON

APPRaised:

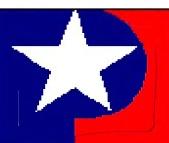
Total Card / Total Parcel  
2,554,300 / 3,772,100

USE VALUE:

2,554,300 / 3,772,100

ASSESSED:

2,554,300 / 3,772,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City	
333		MASS AVE, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	NOSTALGIA PROPERTIES LLC	
Owner 2:		
Owner 3:		
Street 1:	39 BRIGHTON AVE	
Street 2:		
Twn/City:	BOSTON	
St/Prov:	MA	Cntry:
Postal:	02134	Type:

**PREVIOUS OWNER**

Owner 1:	E S JOHNSON CONSTR CO INC -	
Owner 2:	-	
Street 1:	50 GROVE ST	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	

**NARRATIVE DESCRIPTION**

This parcel contains 20,894 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1968, having primarily Brick Exterior and 8761 Square Feet, with 11 Units, 11 Baths, 0 3/4 Bath, 0 HalfBath, 33 Rooms, and 11 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		20894		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		22		No. of Un	Site		0	60,500.	1.00	AA									1,331,000						1,331,000	

Total SAC/HAL 0.47966 Total SCS/SM 20894

Parcel LUC: 112 Apts. 8 Plus

Prime NB Desc: APT AVG

Total: 1,331,000

Spl Credit

Total: 1,331,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Entered Lot Size	Total Land:	Land Unit Type:
Parcel ID 031.0-0003-0001.0		
!2584!		
PRINT		
Date	Time	
12/10/20	17:58:11	
LAST REV		
Date	Time	
09/04/19	15:45:24	
apro		
2584		
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/19/2019	I & E Return	MM	Mary M
10/7/2017	MEAS&NOTICE	HS	Hanne S
6/9/2017	I & E Return	EMK	Ellen K
4/11/2016	I & E Return	MM	Mary M
2/17/2009	Measured	197	PATRIOT
11/10/2000	Hearing N/C		
3/14/2000	Measured	197	PATRIOT
10/23/1998		PM	Peter M
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

**EXTERIOR INFORMATION**

Type:	83 - Apt- Garden	
Sty Ht:	2 - 2 Story	
(Liv) Units:	11	Total: 22
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BRICK	
View / Desir:		

**BATH FEATURES**

Full Bath:	11	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

--	--	--	--	--	--	--	--	--	--	--	--

**SKETCH**

57

SFL  
FFL  
LLV  
(3021)

53

8

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1968
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	10
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	
% Sprinkled:	0

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
85	Paving	D	Y	1	2000	A	AV	1980	4.00	T	31.2	112			5,500		5,500

Sample output to test PDF Combine only

More: N Total Yard Items: 5,500 Total Special Features: Total: 5,500

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 33	BRs: 11
	Baths: 11	HB

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING****RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	11	3	1	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	11	33	11	

**CALC SUMMARY**

Basic \$ / SQ:	168.00
Size Adj.:	1.12065542
Const Adj.:	1.01807988
Adj \$ / SQ:	191.674
Other Features:	110000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1739728
Depreciation:	521918
Depreciated Total:	1217810
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	1217800
Val/Su SzAd:	201.56

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	3,021	191.670	579,047						
LLV	Lower Level	3,021	156.120	471,634						
SFL	Second Floor	3,021	191.670	579,047						
Net Sketched Area: 9,063								Total:	1,629,728	
Size Ad	6042	Gross Are	9063	FinArea	8761					

**IMAGE**

031.0

0003

0001.0

Map

Block

Lot

2 of 2

Apartment

CARD

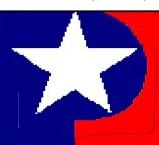
ARLINGTON

Total Card / Total Parcel

1,217,800 / 3,772,100

USE VALUE: 1,217,800 / 3,772,100

ASSESSED: 1,217,800 / 3,772,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
11		ALLEN ST, ARLINGTON

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Owner 2:		
Owner 3:		
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Street 2:		
Twn/City:	BOSTON	
St/Prov:	MA	Cntry:
Postal:	02134	Type:

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Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

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o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		0		Acres	Site		0	0.	0.00	AA																

Total SAC/HAL 0.00000 Sample output to test PDF combine only

Parcel LUC: 112 Apts. 8 Plus

Prime NB Desc: APT AVG

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

APPRAISED:	1,217,800	/	Total Card	/	Total Parcel
USE VALUE:	1,217,800	/	1,217,800	/	3,772,100
ASSESSED:	1,217,800	/	1,217,800	/	3,772,100
User Acct	21595				
GIS Ref					
GIS Ref					
Insp Date					
	10/07/17				

!2584!

**USER DEFINED**

Prior Id # 1:	21595
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:58:14
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
07/19/19	11:13:03
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

**BUILDING PERMITS****ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/9/2002	230	Re-Roof	12,635	C					7/19/2019	I & E Return	MM	Mary M
									10/7/2017	MEAS&NOTICE	HS	Hanne S
									2/17/2009	Measured	197	PATRIOT
									3/14/2000	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>									
Type: 83 - Apt- Garden			Full Bath: 11	Rating: Average		A Bath:	Rating:											
Sty Ht: 2 - 2 Story			3/4 Bath:	Rating:		A 3QBth:	Rating:											
(Liv) Units: 11	Total: 22		1/2 Bath:	Rating:		A HBth:	Rating:											
Foundation: 1 - Concrete			OthrFix:	Rating:														
Frame: 1 - Wood			<b>OTHER FEATURES</b>															
Prime Wall: 7 - Brick			Kits: 11	Rating: Average								1st Res Grid	Desc: Line 1	# Units: 1				
Sec Wall:		%	A Kits:	Rating:					Level	FY LR DR D K FR RR BR FB HB L O								
Roof Struct: 2 - Hip			Fpl:	Rating:					Other									
Roof Cover: 1 - Asphalt Shgl			WSFlue:	Rating:					Upper									
Color: BRICK						Lvl 2												
View / Desir:						Lvl 1												
<b>GENERAL INFORMATION</b>						Lower												
Grade: C - Average			<b>CONDOS INFORMATION</b>			Totals	RMS: 33	BRs: 11	Baths: 11	HB								
Year Blt: 1968	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:	Total Units:															
Jurisdct:		Fact: .	Floor:															
Const Mod:			% Own:															
Lump Sum Adj:			Name:															
<b>INTERIOR INFORMATION</b>			<b>DEPRECIATION</b>															
Avg Ht/FL: 10			Phys Cond: AV - Average	30.	%	Exterior:	No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster			Functional:		%	Interior:	11	3	1	M								
Sec Int Wall:		%	Economic:		%	Additions:												
Partition: T - Typical			Special:		%	Kitchen:												
Prim Floors: 4 - Carpet			Override:		%	Baths:												
Sec Floors:		%	Total:	30	%	Plumbing:												
Bsmnt Flr: 4 - Carpet						Electric:												
Subfloor:						Heating:												
Bsmnt Gar:						General:												
Electric: 3 - Typical							11	33	11									
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO		Central Vac: NO																
% Com Wall		% Sprinkled: 0																
<b>MOBILE HOME</b>			Make:		Model:		Serial #:		Year:									
<b>SPEC FEATURES/YARD ITEMS</b>																		
<b>PARCEL ID</b> 031.0-0003-0001.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:									Total:				
Sample output to test PDF Combine only																		